



## King County Department of Assessments

### Executive Summary Report

#### Characteristics Based Market Adjustment for 1999 Assessment Roll

**Area Name:** Area 7 – Northgate / Maple Leaf

**Last Physical Inspection:** 1996

**Sales - Improved Analysis Summary:**

Number of Sales: 532

Range of Sale Dates: 1/97 thru 12/98

**Sales - Improved Valuation Change Summary:**

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$65,200	\$108,300	\$173,500	\$196,200	88.4%	14.45%
1999 Value	\$80,000	\$112,700	\$192,700	\$196,200	98.2%	13.40%
Change	+\$14,800	+\$4,400	+\$19,200	N/A	+9.8	-1.05*
%Change	+22.7%	+4.1%	+11.1%	N/A	+11.1%	-7.27%*

\*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -1.05 and -7.27% actually indicate an improvement.

**Sales used in Analysis:** All sales of 1-3 family residences on residential lots which were verified as, or appeared to be, market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, multi-building sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

**Population - Improved Parcel Summary Data:**

	Land	Imps	Total
1998 Value	\$66,200	\$107,800	\$174,000
1999 Value	\$81,300	\$113,100	\$194,400
Percent Change	+22.8%	+4.9%	+11.7%

Number of improved 1-3 family residence parcels in the population: 4846.

The overall increase for the population is greater than that of the sales sample because newer houses are over-represented in the sample.

The population summary includes parcels with 1-3 family residences only, and only those with characteristics data available for the analysis.

**Mobile Home Update:** None in this area.

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics to be used in the model such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The analysis disclosed several characteristics based variables to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated during certain time periods had higher average ratios (assessed value/sales price) than others, so the formula adjusts those properties upward less than the other homes. Duplexes had higher ratios than single family homes, so the formula adjusts downward for these. There was statistically significant variation in ratio for building grade 8 (after other adjustments) and this became part of the equation, adjusting upward. One Subarea and properties with significant traffic noise required less upward adjustment. Buildings in “very good” condition and 1.5 story buildings needed additional upward adjustment. Two story buildings needed downward adjustment from the overall.

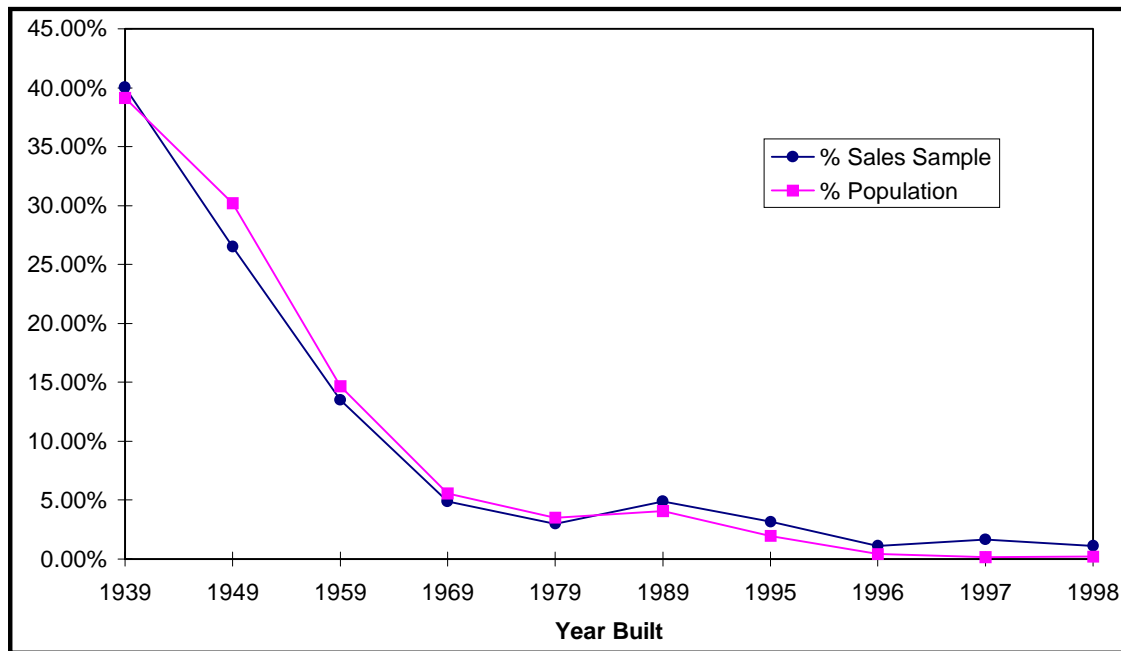
The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 1999 assessment roll.

*(more on next page)*

## Comparison of Sales Sample and Population Data Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1939	213	40.04%
1949	141	26.50%
1959	72	13.53%
1969	26	4.89%
1979	16	3.01%
1989	26	4.89%
1995	17	3.20%
1996	6	1.13%
1997	9	1.69%
1998	6	1.13%
532		

Population		
Year Built	Frequency	% Population
1939	1895	39.10%
1949	1463	30.19%
1959	712	14.69%
1969	271	5.59%
1979	171	3.53%
1989	197	4.07%
1995	96	1.98%
1996	21	0.43%
1997	9	0.19%
1998	11	0.23%
4846		

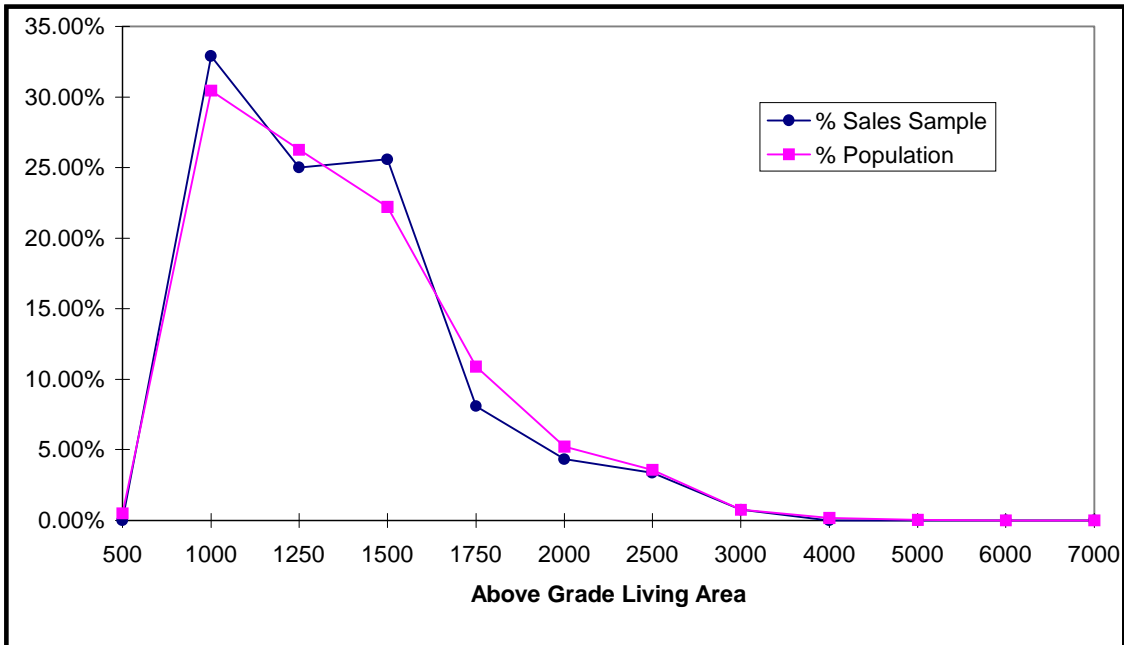


Newer houses (after 1980) are slightly over-represented. Disparities in assessments by year built were addressed in Annual Update by use of year built range category variables.

## Comparison of Sales Sample and Population Data Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	175	32.89%
1250	133	25.00%
1500	136	25.56%
1750	43	8.08%
2000	23	4.32%
2500	18	3.38%
3000	4	0.75%
4000	0	0.00%
5000	0	0.00%
6000	0	0.00%
7000	0	0.00%
		532

Population		
Above Gr Living	Frequency	% Population
500	24	0.50%
1000	1475	30.44%
1250	1272	26.25%
1500	1076	22.20%
1750	528	10.90%
2000	253	5.22%
2500	173	3.57%
3000	36	0.74%
4000	8	0.17%
5000	1	0.02%
6000	0	0.00%
7000	0	0.00%
		4846

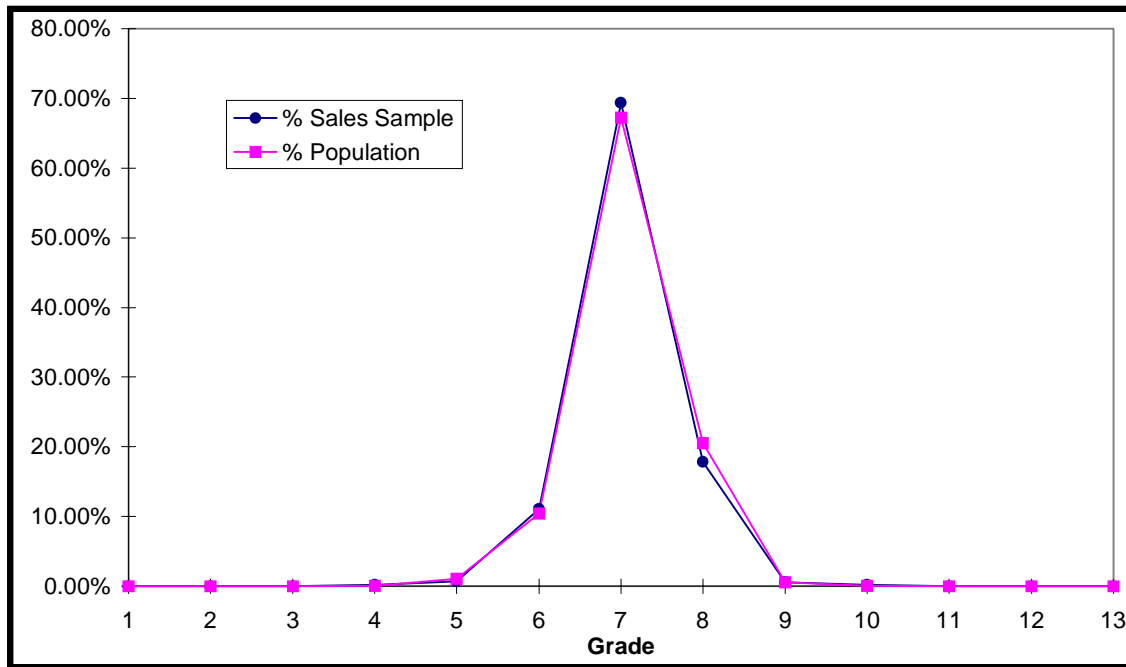


Living area was not considered in the adjustments as variance in assessments, not explained by other characteristics (such as grade or year built), was insignificant.

## Comparison of Sales Sample and Population Data Building Grade

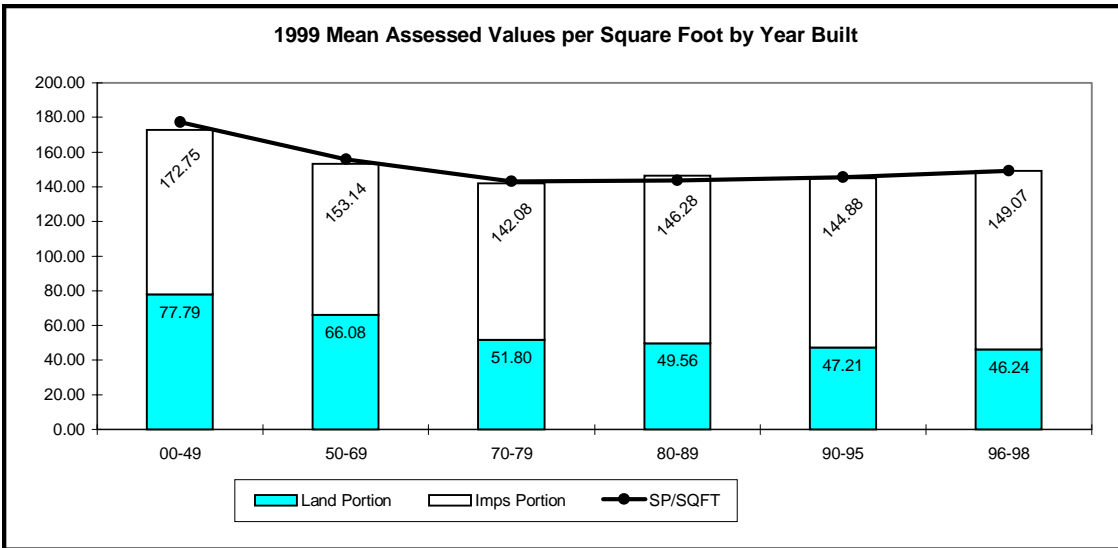
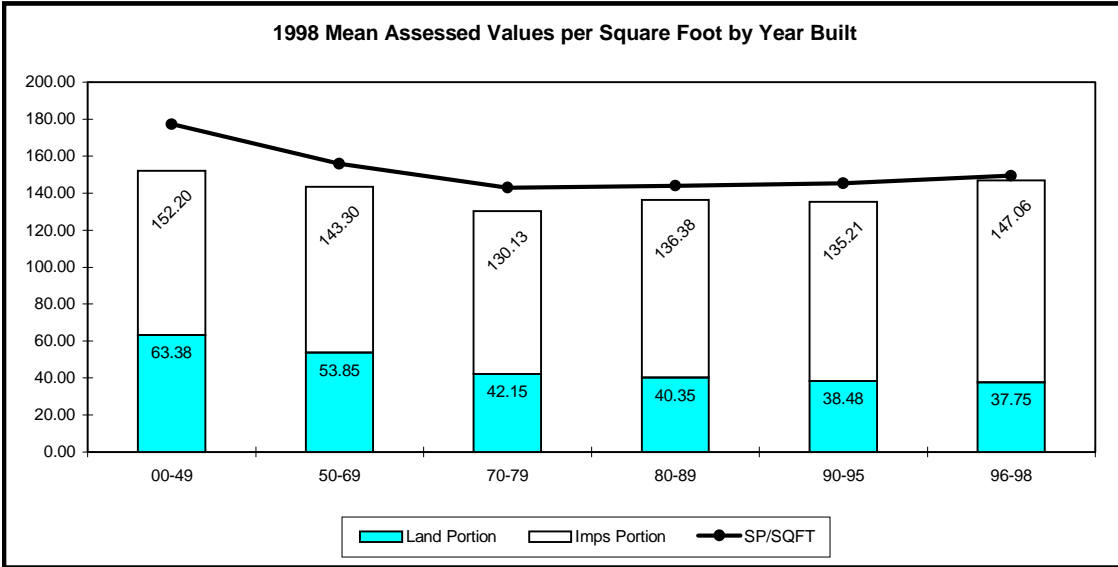
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.19%
5	4	0.75%
6	59	11.09%
7	369	69.36%
8	95	17.86%
9	3	0.56%
10	1	0.19%
11	0	0.00%
12	0	0.00%
13	0	0.00%
532		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	53	1.09%
6	507	10.46%
7	3257	67.21%
8	996	20.55%
9	28	0.58%
10	3	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4846		



Representation by grade is overall very good, and only one grade variable was used for Annual Update.

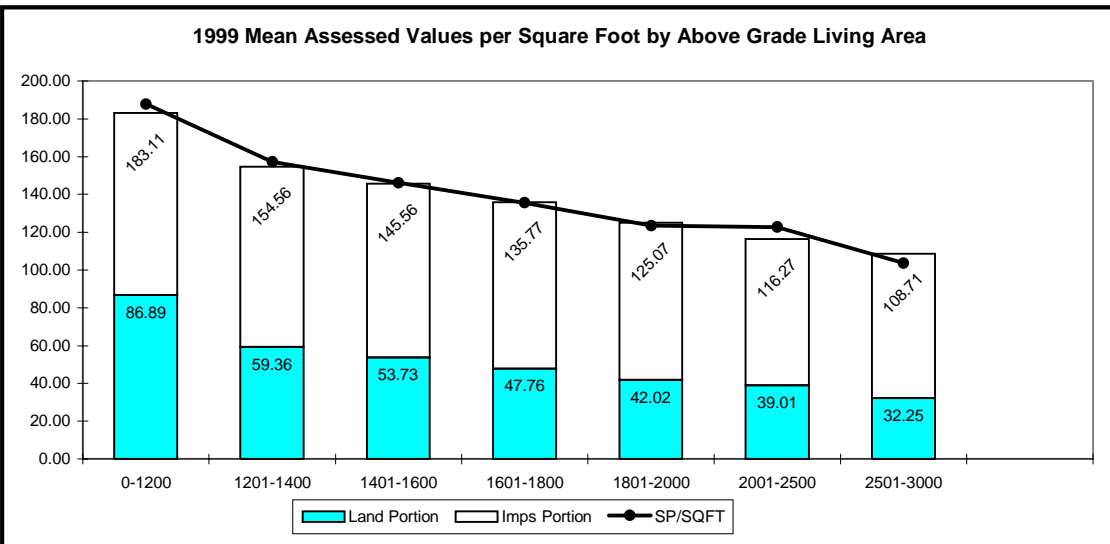
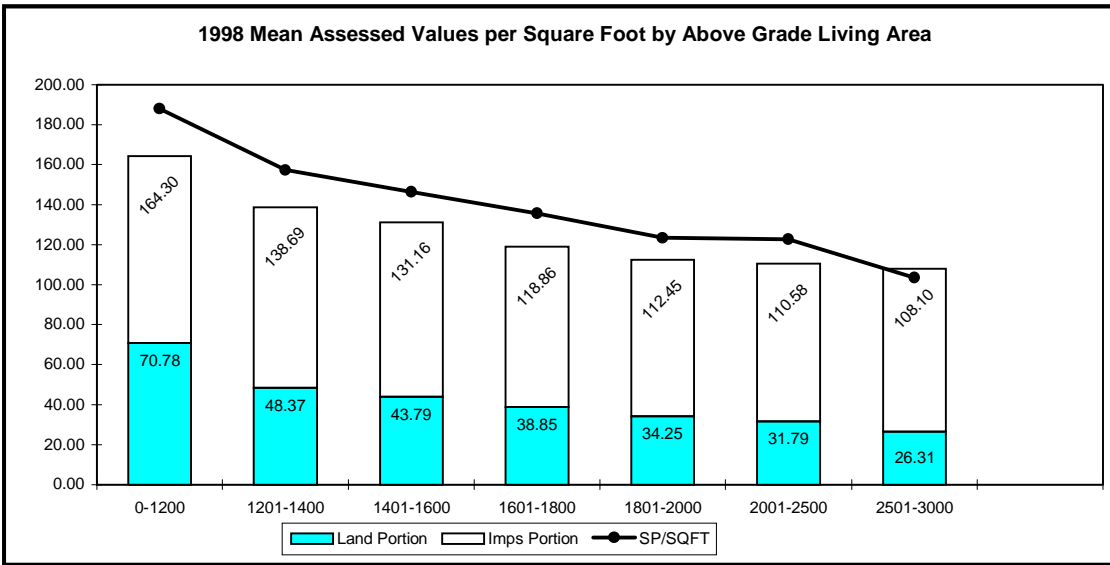
## Comparison of Dollars per Square Foot Above Grade Living Area By Year Built



These charts show the significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

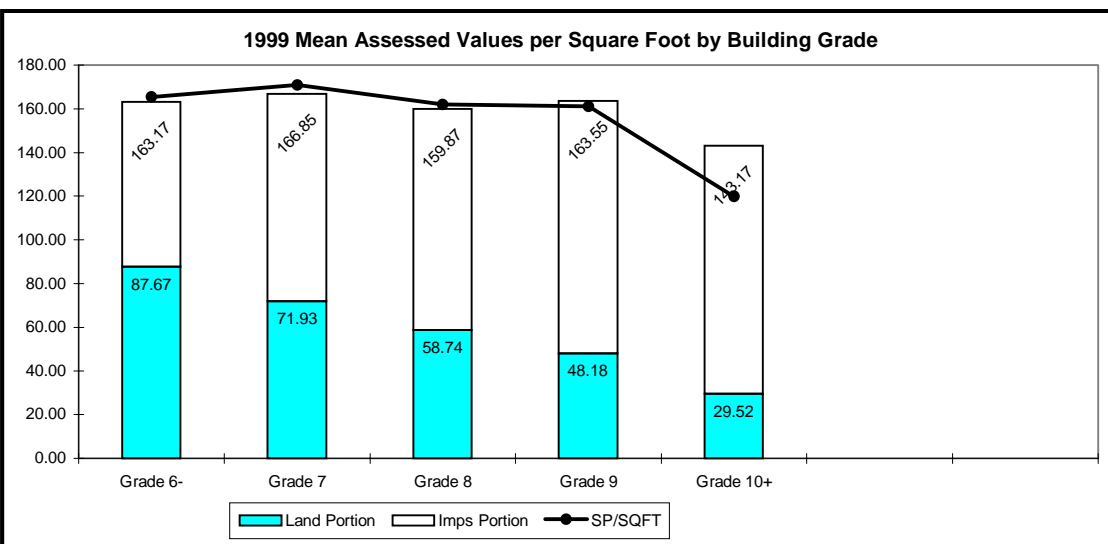
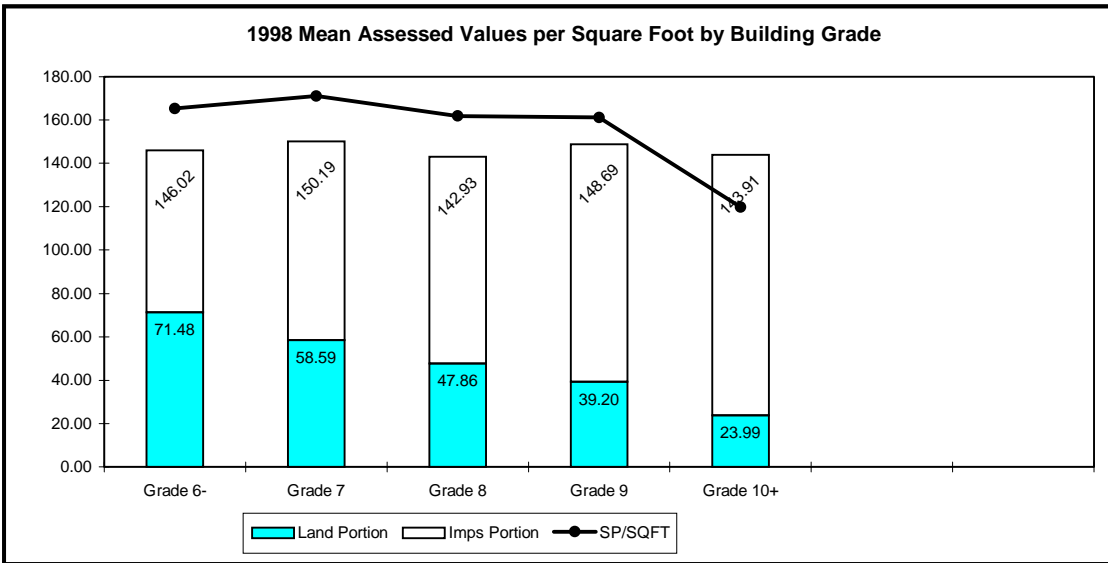
The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of Dollars per Square Foot Above Grade Living Area By Above Grade Living Area



These charts clearly show a significant improvement in assessment level & uniformity by above grade living area as a result of applying the 1999 recommended values.  
The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of Dollars per Square Foot Above Grade Living Area By Building Grade



These charts clearly show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. There is only one grade 10 or better sale. The values shown in the improvement portion of the chart represent the total value for land and improvements.